

March 1, 2022

Dear Senator Lesser, Representative Wood, Senator Anwar, Representative Comey, Senator Hwang, Representative Pavalock-D'Amato and members of the Insurance & Real Estate Committee,

My name is Peter Millman and I would like to speak in favor of SB 14, which would require energy labeling of homes and apartments. I'm going to speak as both a clean energy advocate, but also as a retired real estate agent, who practiced real estate from about 2000 to 2015, representing both residential buyers and sellers, as well as landlords and tenants. For the last two years of my career, I was the top selling agent for all Weichert offices in Connecticut.

I have some trouble understanding why there should be much objection to energy labeling because in my experience, many, many buyers ask to see the utility bills for the homes they are considering for purchase. Both buyers and sellers agents will explain to their clients that these expenses may differ, depending on how the occupant used electricity and heating fuels, but it's still useful information for the buyer. As others, I'm sure, will mention, if you as a seller or an apartment landlord wants to provide labeling information that is completely free from the impact of behavior, then you can have an energy audit done for a relatively small cost, which will give a rating for the energy efficiency of a home or apartment.

To me it's just a consumer protection issue. We don't sell cars without disclosing the miles per gallon that the vehicle should be able to achieve because it helps buyers to assess the cost of operating that vehicle. In the same way, we shouldn't be selling homes or renting apartments without providing an indication of the energy costs of living there. In both cases, these values will vary somewhat depending on behavior of the buyer, but they will provide a baseline to help consumers to make better informed decisions.

A labeling requirement will not be onerous; it will have a minimal additional impact on landlords and sellers who currently have to fulfill all sorts of disclosure requirements to protect buyers. It will become routine, expected by all parties, and easy to do.

We owe it to Connecticut residents to provide the information they need to make informed financial decisions about the costs of inhabiting a residence. I urge you to pass this bill requiring energy labeling of homes, condominiums, and apartments.

Thank you.

Peter Millman
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